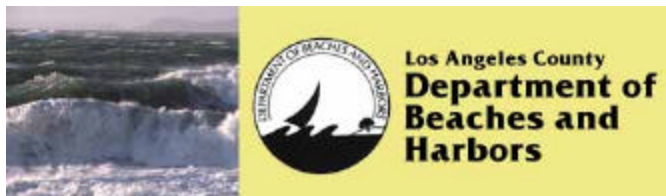


# DEVELOPMENT PROJECTS OVERVIEW

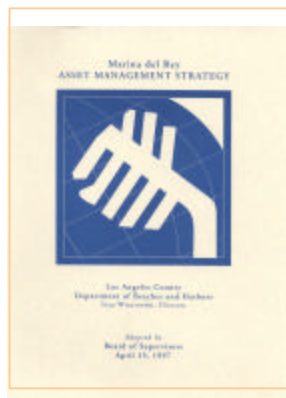
May 2002



050702

1

## Marina del Rey Asset Management Strategy “AMS”



- Adopted by  
Board of  
Supervisors  
April 15, 1997

050702

2

## AMS: The Need for a Strategy

MARINA DEL REY GROUND LEASE EXPIRATIONS					
	Year of Ground Lease Expiration				
	1995 - 2009	2010 - 2019	2020 - 2024	2025 - 2029	2030 +
Number of Leaseholds	5	0	34	9	3
Percent of Total Leases	10.0%	0.0%	67.0%	17.0%	6.0%
<b>Cumulative Percent of Total Leases</b>	10.0%	10.0%	<b>77.0%</b>	94.0%	100.0%
Percent of Total Revenue	1.5%	0.0%	71.0%	5.5%	22.0%
<b>Cumulative Percent of Total Revenue</b>	1.5%	1.5%	<b>72.5%</b>	78.0%	100.0%

*Source:*  
AMS Initial  
Study of Lease  
Expiration/  
Revenue

050702

3

## AMS: Objectives

- Provide a framework within which to make short-term Marina del Rey leasing and development decisions so that they remain consistent with redevelopment goals when Marina leases expire, largely between 2020 and 2030;
- Provide programs to encourage redevelopment and refurbishment while ensuring quality maintenance of leasehold facilities during remaining lease terms; and,
- Effect a strategy for the Marina's second generation development that better integrates recreational and commercial/residential areas, recognizing the need to establish Marina del Rey as an exciting and user-friendly attraction to both Southern California residents and tourists alike.

050702

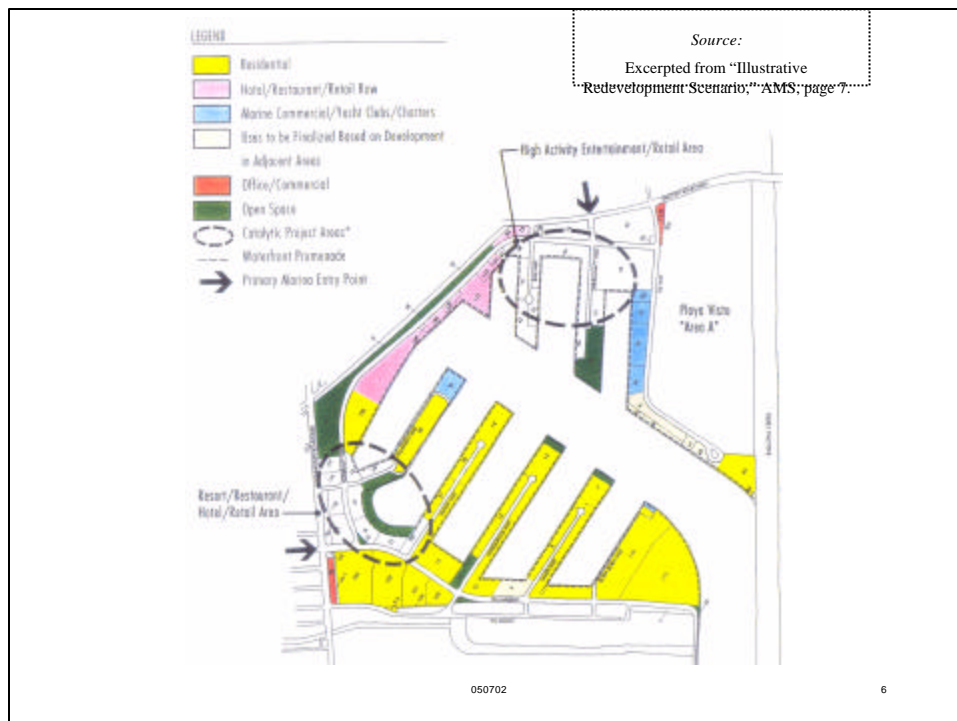
4

## AMS: Long Term Vision

- A powerful sense of place – key focal point and public spaces that complement the Marina's recreational boating mission
- An accessible waterfront, both physically and visually
- An exciting mix of interconnected uses that relate strongly to the water
- A multi-modal transportation system facilitating walking and other nonautomotive forms of travel
- A varied, high-quality residential environment

050702

5



## Redevelopment Projects: Solicitation

- Request for Proposals
- Invitation to Apply for Lease Extension
- Unsolicited applications for lease extension pursuant to the Board-adopted lease extension policy

050702

7

## Redevelopment Projects: Initiation

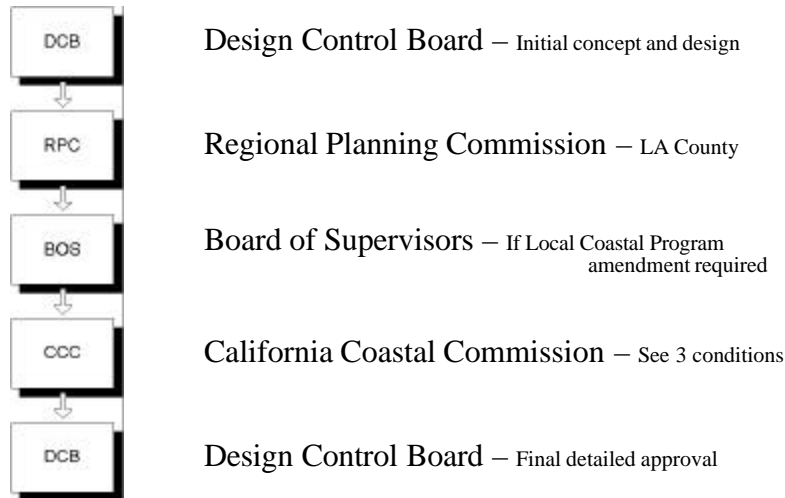
- Presentation of recommended projects to Small Craft Harbor Commission
- Approval by Board of Supervisors of entering into exclusive negotiations with proposer
- Negotiation of all economic and contract terms
- Approval by Board of Supervisors of new or extended lease

050702

8

## **Redevelopment Projects: Required Regulatory Approvals**

### Publicly Noticed Meetings



050702

9

## **Regulatory Approval Conditions:** **California Coastal Commission**

Projects are subject to hearing and approval by the California Coastal Commission when:

1. A project requires an amendment to the certified Local Coastal Program
2. A project is appealed from the decision of the Regional Planning Commission by the public or by request of two or more members of the Commission staff
3. A project proposes demolition or construction of slips or other in-water facilities.

050702

10

## New Lease Provisions

Provisions common to new Marina leases:

- Enhanced maintenance provisions
- Required capital improvement sinking funds and/or periodic rebuilding requirements
- Replacement of slips
- Water taxi and/or guest docks
- Affordable housing component (if residential)
- Promenade on all waterfront parcels
- Other modern lease provisions

050702

11

## Project Status

### 19 Lease Negotiations in Progress:

15 Proposed New Construction Projects

4 Proposed Leasehold Renovation Projects

### + 5 Board Approved Lease Extensions:

2 New Construction Projects

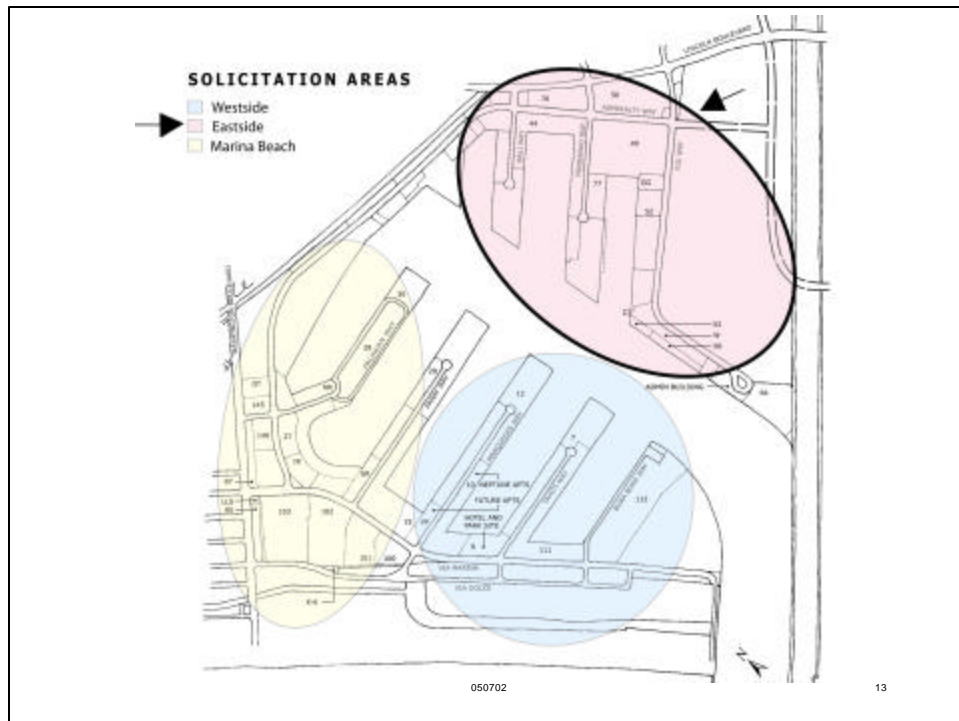
3 Leasehold Renovation Projects

---

= 24 Projects

050702

12



## Eastside Projects

- Eastside Catalytic Project
- Fisherman's Village
- Parcel 44
- Parcel 77
- Trizec Office Building

050702

14

## Eastside Catalytic Project



15

## Parcel 56 Fisherman's Village



050702

16



## Proposed Fisherman's Village Parcels 55, 56 and W



050702

17

## Parcel 44



050702

## Proposed Parcel 44



050702

19

## Parcel 77



050702

20

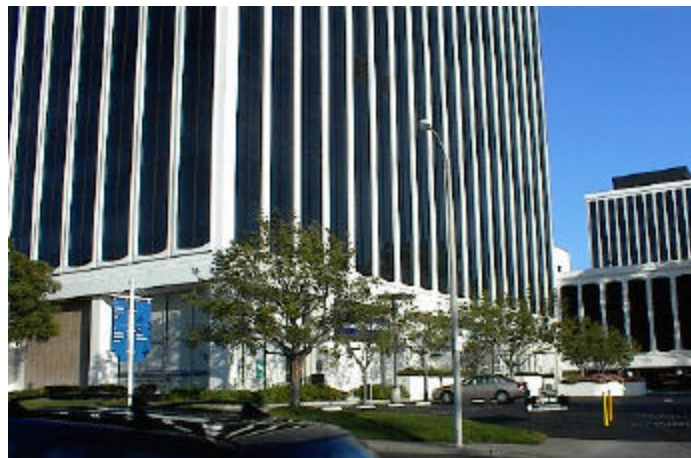
## Parcel 77 Proposed Dry Stack Boat Storage and Parking



050702

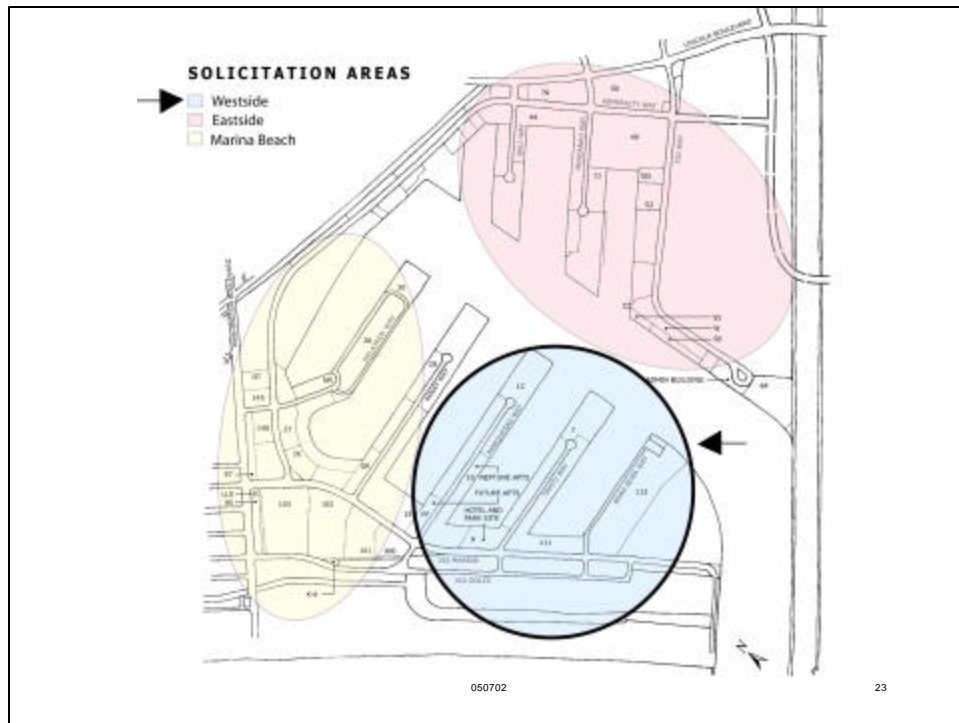
21

## Parcel 76 – Trizec Office Building Ongoing Renovations



050702

22



## Westside Projects

- Marina Harbor
- Tahiti Marina
- Woodfin Hotel & Park and Neptune Marina
- Deauville Marina and Bar Harbor
- Tradewinds/Panay Way Marina

050702

24



## Parcels 111 & 112 – Marina Harbor



050702

25

## Marina Harbor 120 New Units



050702

26

# Marina Harbor Renovations



Existing façade

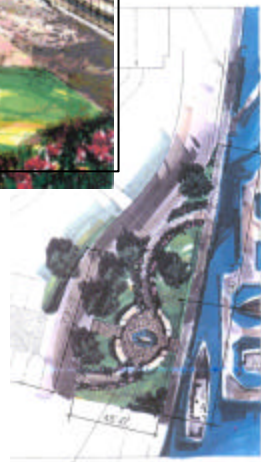
Façade after renovation

050702

27



# Marina Harbor New Promenade and View Park



050702

28

## Parcel 7 – Tahiti Marina

Awaiting Proposed Renovation Description



050702

29

## Parcel 9



050702

30

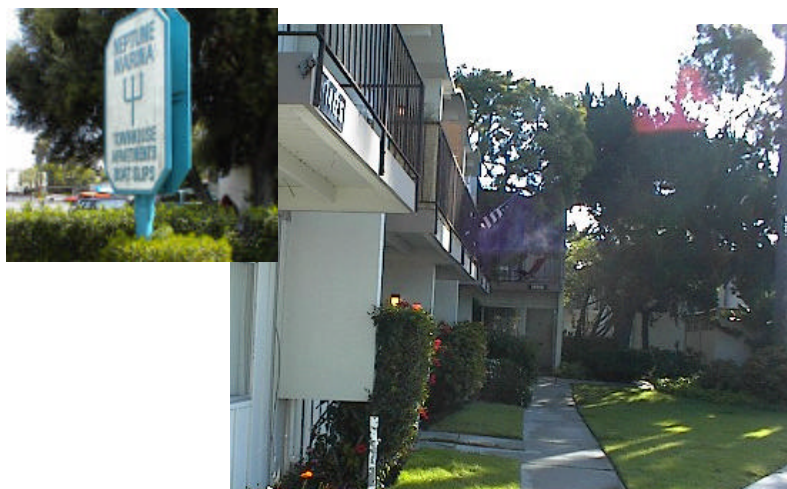
## Parcel 9 – Proposed Woodfin Hotel and New Public Park



050702

31

## Parcel 10 – Neptune Marina



050702

32



## Proposed Neptune Marina Parcels 10 and FF



050702

33

## Parcels 12 & 15 Deauville and Bar Harbor



050702

34

# Deauville Redevelopment



050702

35

## Parcel 12 – Deauville Redevelopment Site Plan



050702

36

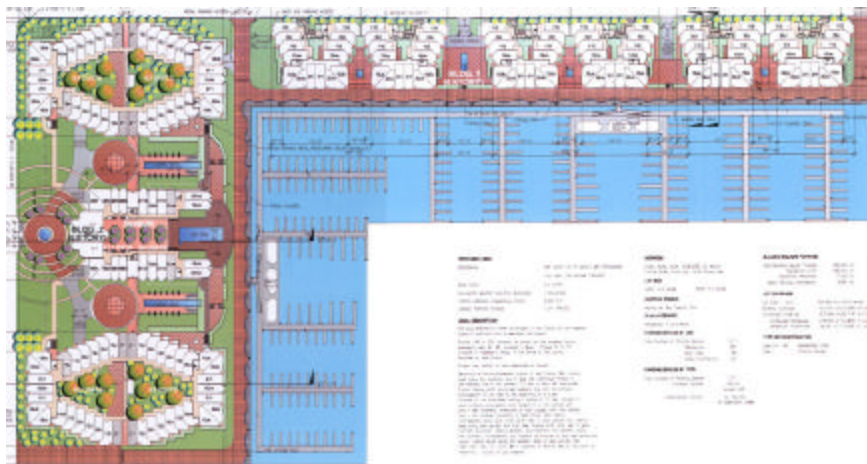
# Bar Harbor Redevelopment



050702

37

## Parcel 15 – Bar Harbor Redevelopment Site Plan



050702

38



## Deauville & Bar Harbor Redevelopment

### Waterfront Amenities



050702

39

## Deauville & Bar Harbor Redevelopment

### Waterfront Amenities



050702

40

## Parcel 20 Tradewinds/Panay Way Marina



050702

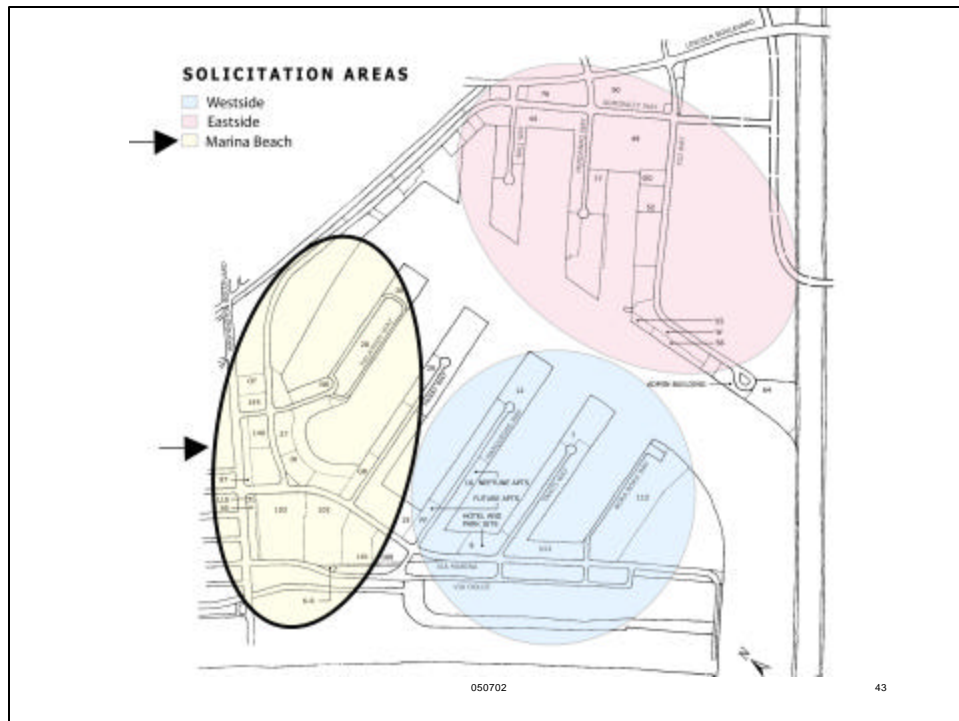
41

## Tradewinds/Panay Way Marina Proposed for Parcel 20



050702

42



## Marina Beach Projects

- Marina Beach – Waterfront
- Marina Beach – Landside
- Marina Beach – Urban Resort

## Marina Beach Projects: Waterfront

- Mariner's Bay
- Del Rey Yacht Club

050702

45

## Parcel 28 – Mariner's Bay

Awaiting Proposed Renovation Description



050702

46

## Parcel 30 – Del Rey Yacht Club Ongoing Renovation



050702

47

## Marina Beach Projects: Landside

- Del Rey Shores Apartments
- Del Rey Shores Specialty Storage
- Kingswood Village
- Oakwood Apartments
- Marina Beach Shopping Center
- Marina West Shopping Center
- Admiralty Apartments

050702

48



## Parcels 100 & 101 Del Rey Shores Apartments



050702

49

## Proposed Del Rey Shores Apartments (originally submitted design)

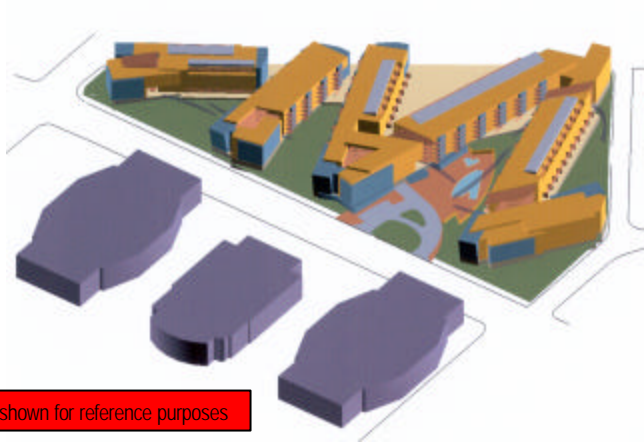


050702

50

## Proposed Del Rey Shores Apartments (revised design)

Proposed blocks reoriented to capture views



12&15 blocks shown for reference purposes

050702

51

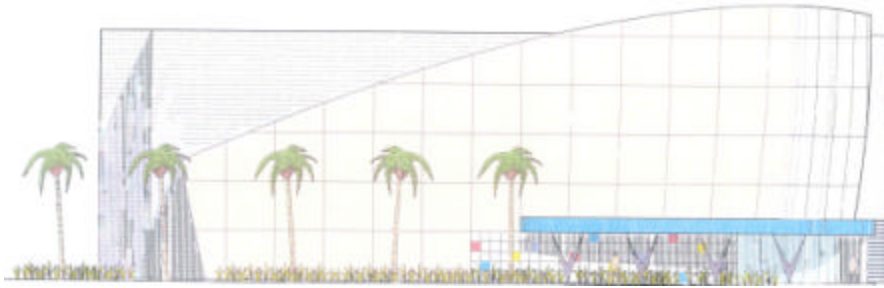
## Parcel K-6



050702

52

## Proposed Del Rey Shores Specialty Storage Parcel K-6



050702

53

## Parcel 102: Kingswood Village



050702

54



## Proposed Kingswood Village

050702

55

## Parcel 103: Oakwood Apartments



Before



During



After

050702

56

## Oakwood Apartments Renovation Underway



050702

57

## Parcel 97 Marina Beach Shopping Center



050702

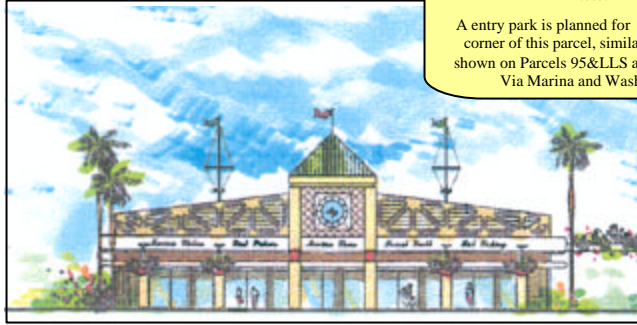
58



# Proposed Marina Beach Shopping Center

*Note:*

A entry park is planned for the northwest corner of this parcel, similar to the park shown on Parcels 95&LLS at the corner of Via Marina and Washington



050702

59

# Parcel 95 Marina West Shopping Center



050702



60

# Proposed Marina West Shopping Center Parcels 95 and LLS (with new Marina entrance)



050702

61

## Parcel 140 Admiralty Apartments



050702

62

## Proposed Admiralty Apartments



050702

63

## Marina Beach Projects: Urban Resort

- Marriott SpringHill Suites
- Marriott Residence Inn
- Courtyard by Marriott
- Best Western Jamaica Bay Inn
- Marina International Hotel (Proposed New W Hotel)

050702

64



## Parcel GR – Parking Lot



050702

65

## Marriott SpringHill Suites Proposed for Parcel GR



050702

66

## Parcel IR – Parking Lot



050702

67

## Marriott Residence Inn Proposed for Parcel IR



050702

68

## Parcel NR – Parking Lot



050702

69

## Marriott Courtyard Proposed for Parcel NR



050702

70

Parcel 27  
Best Western Jamaica Bay Inn



050702

71

Proposed  
Best Western Jamaica Bay Inn



050702

72

# Parcel 145

## Marina International Hotel

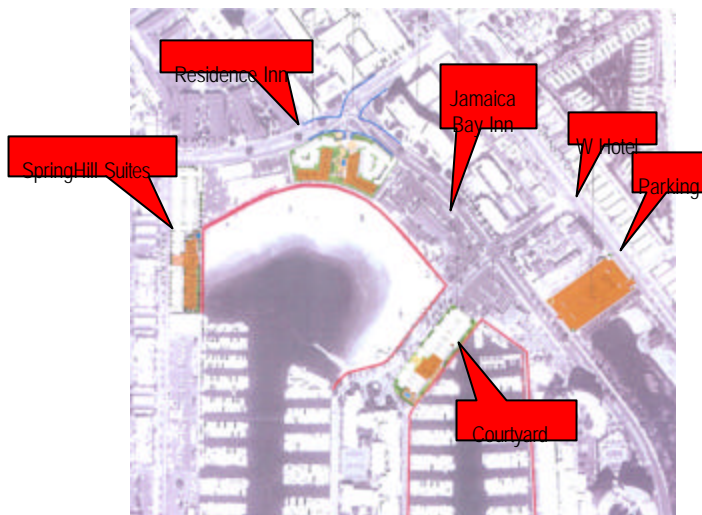
Proposed New W Hotel  
(design concept under revision)



050702

73

## Marina Beach: Urban Resort



050702

74

## Copy of Presentation Available:

- Visitor Center
- Library
- Administration Building
- Online at  
<http://beaches.co.la.ca.us>

